

TRLP

Titusville Rental Licensing Program

Skip Welling
Code Enforcement

DEMOGRAPHICS

- Over 40% of code violations stem from rental properties
- Over 60% of those properties are absentee landlords

GOAL

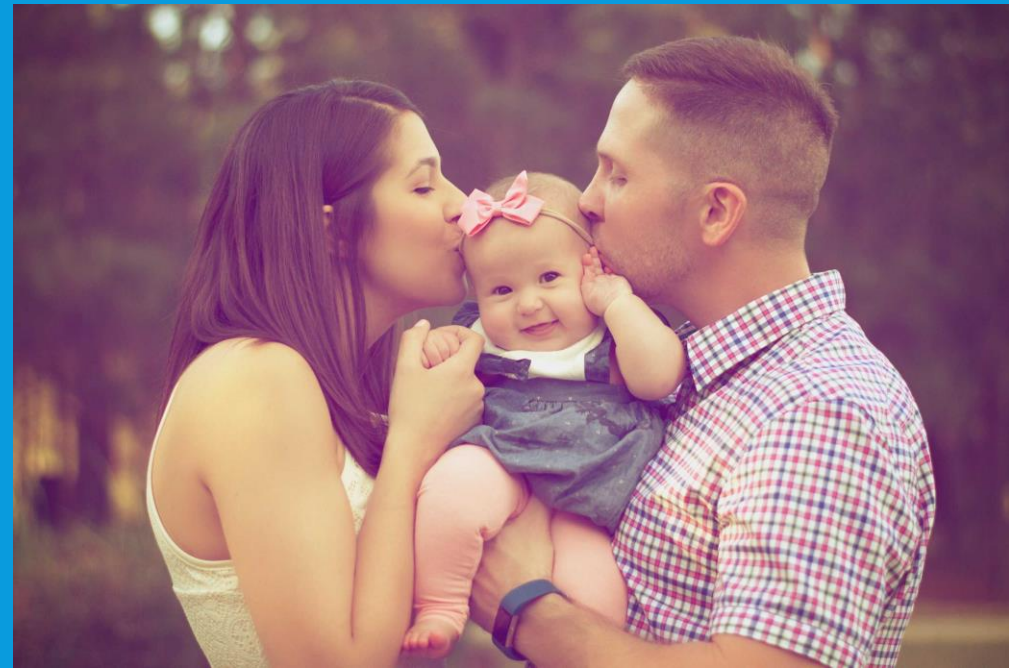
- Protect the health and safety of renters
- Protect the property of the landlords
- Protect the property values of neighboring residents

PROTECTING FAMILIES

**FAMILIES WITH
CHILDREN**



**COUPLES STARTING
FAMILIES**



PROTECTING ALL AGES

The Young



The Young at Heart



PROTECTING LANDLORDS



HOW IT WORKS

- Landlords apply for a Rental License in lieu of Business License
 - Bi-Annual License fee of \$100 (\$4.17 / month)
- Each unit is inspected every 2 years
 - 1 and 2 units are \$40
 - 3 or more units are \$20 each (\$0.83 / month)
 - There is no inspection fee when submitting a valid HUD inspection

ABSENTEE LANDLORDS

- Owners that live more than 15 miles outside of Titusville will be required to appoint a manager that lives within 15 miles of Titusville

MUNICIPAL LIENS

- Any Owner who has a municipal lien on any property they own in the City of Titusville will render them ineligible for a Rental License and they will not be permitted to rent units in Titusville

93591
STATE TAX FROM 270
(REV. 11/72)

MUNICIPAL LIEN CERTIFICATE
OFFICE OF THE COLLECTOR OF TAXES
TOWN OF NORFOLK
THE COMMONWEALTH OF MASSACHUSETTS

CERTIFICATE NO. 42
08/12/1996

SANDRA C. STEELE, ATTORNEY AT LAW
44 SCHOOL ST., 6TH FLOOR
BOSTON, MA 02108

I certify that available information that will cause assessments and charges now payable that constitute a lien as of the date of this certificate on the parcel of real estate specified in your application received on 08/07/1996 are listed below.

Assessed Owner: VISPOLI ALEXANDER J & ELEANOR ANN
Location of Property: 25 BARNSTABLE ST. CLASS 101
Parcel Identification: ASSESSABLE TO ELEANOR ANN MAP 9, BLOCK 36, LOT 41
Valuation: 32,180 Square Feet
RECORDED IN NORFOLK COUNTY REGISTRY OF DEEDS, BOOK 6889, PAGE 593

FISCAL YEAR:	1995	1996	1997
TAX			
*Preliminary			
Actual	1,574.90	1,702.38	1,710.02
*Preliminary			
Actual	1,829.86	1,590.18	
BETTERMENTS/SA			
Committed Int.			
UTILITY LIENS			
Water			
Sewer			
Electric			
Committed Int.			
Collection Chg			
OTHER LIENS			
Committed Int.			
Collection Chg			
TOTAL BILLED			
Payments			
Abatement			
Charges/Fees			
Int. to			
per diem			
BALANCE DUE	3,404.76	3,292.56	1,710.02
	-3,404.76	-3,292.56	-855.01
			855.01

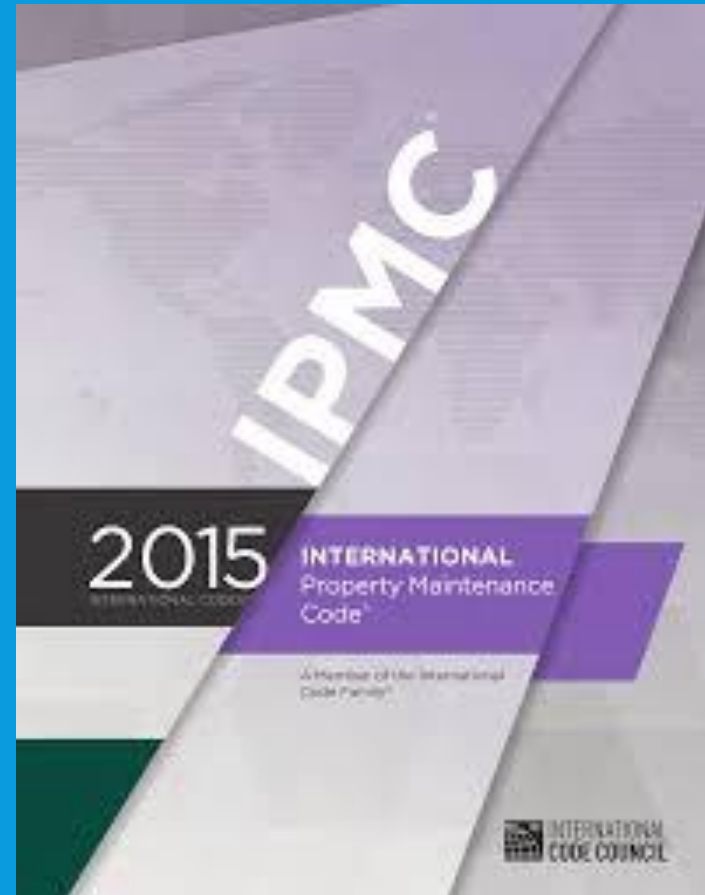
*PRELIMINARY TAXES generally represent no more than 50% of prior year's tax.
UNPAID BETTERMENTS/SPECIAL ASSESSMENTS-NOT YET ADDED TO TAX:
Interest from IMPROVEMENTS VOTED FOR WHICH THERE WILL PROBABLY BE BETTERMENTS/SPECIAL ASSESSMENTS:
UNPAID UTILITY CHARGES: \$175.35
OTHER UNPAID CHARGES:

☐ This property is in tax title. Contact Treasurer for outstanding amounts.
All of the amounts listed above are to be paid to the collector.
I have no knowledge of any other outstanding amount that constitutes a lien.

96 AUG 30 PM 2 18
RECEIVED
NORFOLK COUNTY
TAX COLLECTOR
DAVID B. COOPER

ENFORCEMENT

- The standards set forth in the 2015 IPMC will be the standards that are enforced at rental inspections



APPEALS

- Maintenance Code Appeals will be heard by the IPMC Board of Appeals
- Appeals of license denial or revocation heard by a 3 member panel of Council



CONFLICT OF INTEREST

- Whenever the Code Enforcement Officer applies for a Rental License, the City Manager will be responsible for inspecting those properties



WHAT I HAVE SEEN

YOU CAN PREVENT

LACK OF PROPER MAINTENANCE



UNSANITARY CONDITIONS

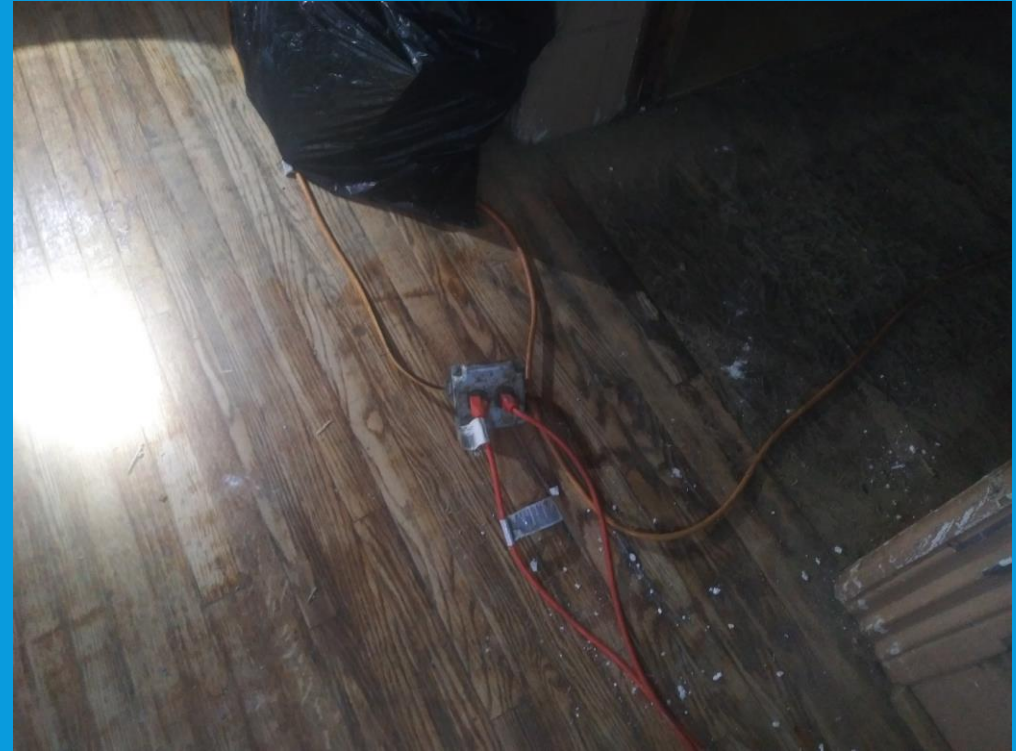


TENANTS PARKING IN THE YARD

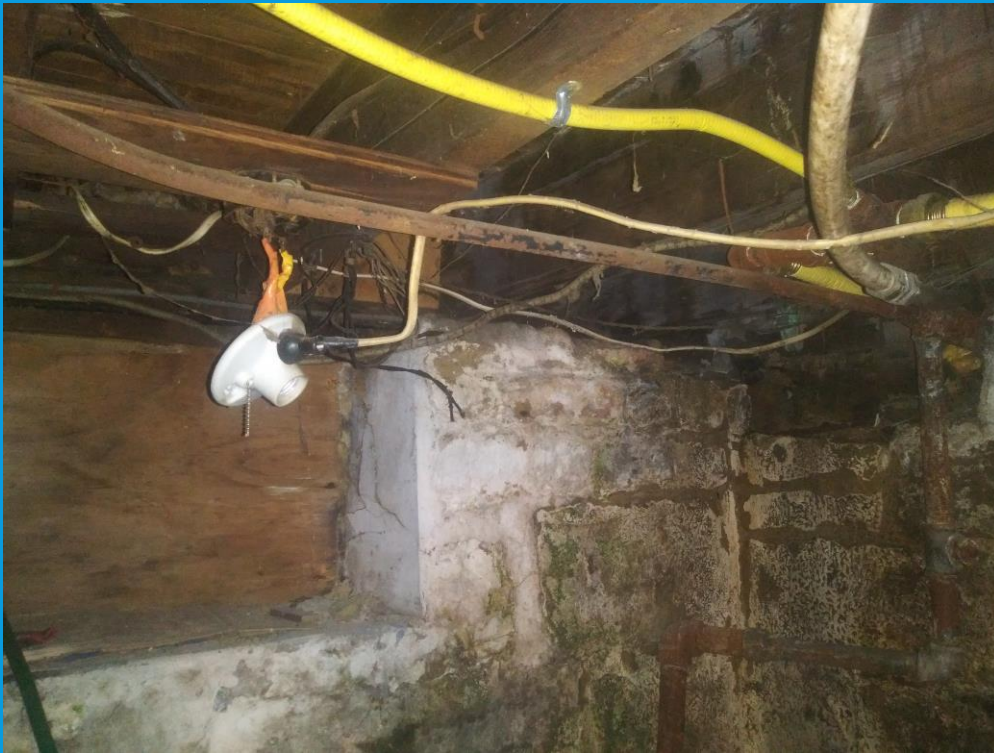


Thank you to the property owner
for correcting this violation so
promptly

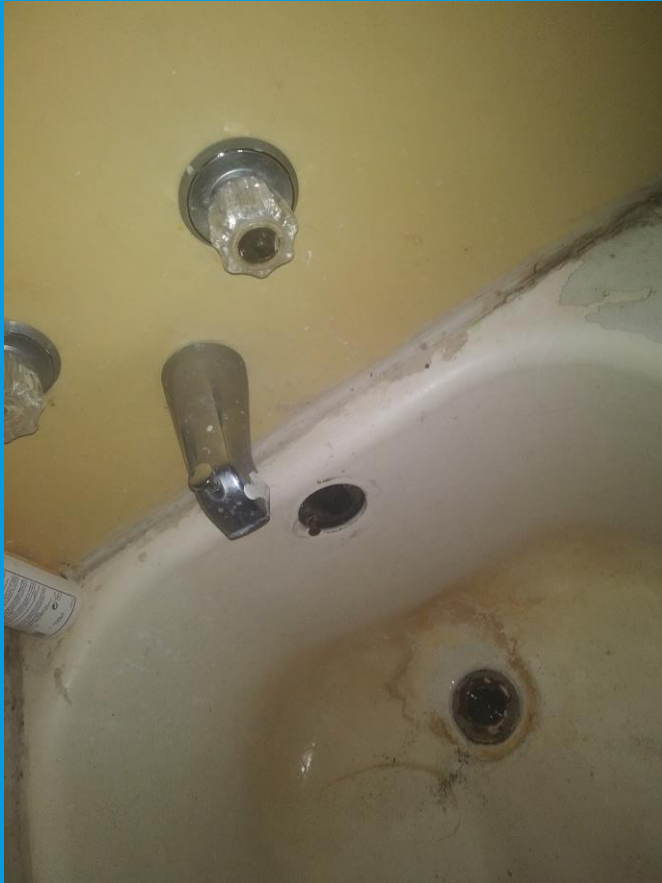
ELECTRICAL HAZARDS



PUT THE FIRE DEPARTMENT ON STAND-BY



BATHING OPTIONS



THE DRYER VENT THAT CAME UP SHORT



MECHANICAL ROOM?



Flammable liquid on
the water heater

Hoards of clothes
within inches of the
flame

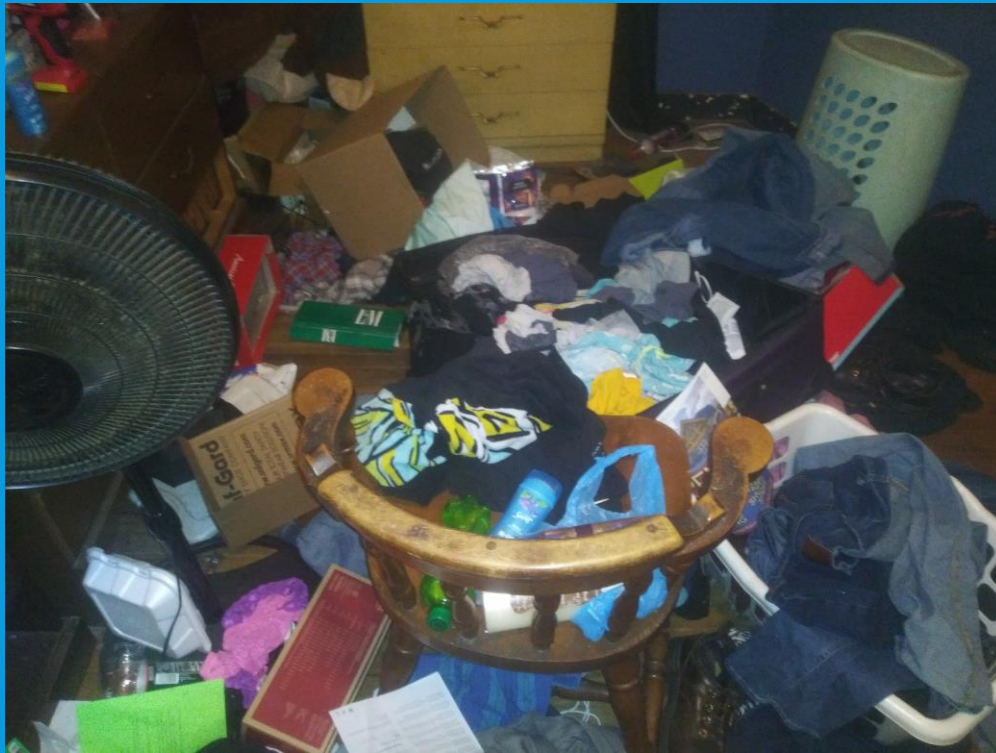
WATER DAMAGE



BROKEN WINDOWS



HOARDING



JUNK



How would you like
this for a neighbor?

UNSAFE PORCH



COMPLETE STRUCTURAL FAILURES



ELECTRIC

1. Covers on Power Boxes, Junction Boxes, or Outlets
2. Loose or Bare Wiring
3. Service Ground- must be in tact
4. Bath Exhaust Fan or Window
5. GFCI Outlets where required
6. Electric Panel Labeled

PLUMBING

- Leaking Water Pipes or Drains
- Leaking Toilets or Fixtures
- Pressure Relief Valve Pipe no more than 6" from Floor

SAFETY

- Test Smoke Detectors – One on all levels, plus one in each bedroom
- Safety smell for leaking gas
- Handrails where required
- Each room has a window that opens

IMPLEMENTATION PLAN

- Working with City Manager to develop an implementation plan
- Ordinance will go into affect 90 days after passing
- Gradual enforcement at first . Full steam ahead by August
- Primary focus of inspections will be safety the first year

???QUESTIONS???